

Research for
Upland Terrace

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Introduction

Since the birth of industrialism in the mid-nineteenth century, housing patterns have transformed from urban concentration to suburban decentralization. The suburban phenomenon raced across the global urban landscape, fueled by industrial disenchantment and the transportation revolution. Details and events concerned with suburban evolution are well documented. Therefore, the aim of this paper is not to review the origin of suburban life, but to study one specific suburban example. This study will concentrate on: the historical content, a discussion of planning features, an architectural description, and a review of the socio-economic climate of the subdivision.

The boundaries of Salt Lake have been dynamic since their birth in 1847. A history of mass immigration has contributed to a constant residential sprawl as settlers sought land on the urban fringe. Early Salt Lake suburban developers reflected the trend of social separation. Many of these early examples attracted the upper middle and wealthy classes. After the turn of the century, suburban life became an increasingly multi-class phenomenon. By the 1950's suburbs and subdivisions catered to people of all classes. Upland Terrace represents one example of a suburban subdivision caught in the heart of a development wave which continues to sweep across the Salt Lake valley.

History

The suburban Salt Lake City subdivision known as Upland Terrace was legally established on June 7, 1955.¹ The developers were a two brother team working under the title of Fairclough Brothers Construction Company. Their names are Arthur W. and Fred W. Fairclough.

Both Arthur and Fred were born in Salt Lake City. Arthur was born July 25, 1917 and Fred was born October 1 1919.² They grew up in a house located on 9th West and 7th South. Their father, John Fairclough, worked for Ottis Elevator Company for twenty two or twenty three years. In the bottom of the depression, Ottis Elevator decided to cut back on expenses, they started with the upper echelon and they let him go. The Fairclough brothers began doing some construction work with their father but did not devote themselves to this business at this time. Arthur and Fred opened a service station. Fred was primarily involved in this effort. Their father started his own elevator business at the same time with Arthur's help. Both brothers had to dedicate their time to earning an income instead of going to the university. Formal education becomes expendable in the face of mere survival.

At the age of twenty one, Fred started building his first houses. Arthur soon contributed his efforts and Fairclough Brothers Construction Company was born. Their careers were interrupted by World War II. Arthur entered the military in December of 1941. He was then stationed in the Pacific for three and one half years. Fred entered the military in January of 1942. He served in Northern Africa and Southern Europe for two years and nine months.

¹ "Warranty Deed", S-58, Salt Lake Record of Deeds, (June 7, 1955), 283.

² "Interview", Mr. Fred W. Fairclough, (November 29, 1994).

Both Arthur and Fred returned to construction work immediately after their return home. Fred got home in July of 1945, bought some land and began building homes. Arthur came home in October of the same year, just in time to help Fred finish the homes that he had begun. They continued building homes through the rest of the forties and in the early fifties. Following nearly a decade of building, their career began its transformation from builders to developers. In 1954 land development became their primary occupation although they continued to build some homes in certain areas. Upland Terrace was one of their first large scale projects as developers. The Fairclough brothers shared financial interests with two other parties in the Upland Terrace project. The Crus Brothers Construction Company, also Herman Franks and his mother were responsible for the remainder of the subdivision partnership. Following Upland Terrace the Fairclough brothers became very successful, achieving an excellent reputation as builders and developers. Numerous subdivisions in Salt Lake City Claim them as founding fathers. Perhaps the most ambitious of these being Riviera Heights, which is 165 acres located on 10th South between 27th and 31st East.

The boundaries of Upland Terrace were surveyed and established on April 9, 1955. The plat map (fig 1) demonstrates the northern boundary as the back of the lots on the north side of 3780 South (Upland Drive). These lots are on average 112 feet deep and 72 feet wide. Lots 50 through 55 and 89 and 90 establish this northern boundary. The east is bounded by lots 81 through 89. The limits extend 129.375 feet eastward along 3785 South ending at the eastern side of lot 89. The remainder of the eastern border is comprised of the back line of the lots on the east side of 2860 East (Sunnydale Drive). These lots on

average are 111 feet deep and 76 feet wide. The eastern side of lot 81 and 3900 South create the southeast corner of the subdivision. The southern boundary consists of 3900 South. The actual legal limit contains slightly more than half of the road's width. The western boundary begins with lot 75 and extends along its western side to the backline of this property. Then continues northward along the backline of property found on the west side of 2820 East (Ashland Drive). These lots are comparable in size to the others before mentioned. Lots 66 through 77 create this western edge. The boundary continues northward 49 feet west of the back property line of lot 66 crossing Upland Drive to meet the northern boundary.

The subdivision was governed by a strict set of covenants and restrictions. These restrictions applied to lots 50 through 90 and were created by the Fairclough and Crus brothers. Legal enforcement of these guidelines began on June 9, 1955.³

These covenants and restrictions were subdivided into sections a through l, each outlining requirements that would ensure a desired aesthetic, organizational and social infrastructure.

Section a states that the property must be used for residential purposes. It specifies that the structure built thereupon must be one detached, one family dwelling of one and one half stories. Also that there not be a garage housing more than two cars.

Section b requires that construction plans be approved by an "Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structure, and as to location with respect to topography and finish grade elevation".⁴

³ "Record of Deeds", book 1205, Salt Lake Record of Deeds, (June 9, 1955), 484.

⁴ Ibid.

Section c states that "this ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1000 square feet for a one story dwelling,...".⁵ This section continues with similar specifications for multiple story homes.

Section d deals with aesthetic massing and the spatial organization of the structure in relation to the site. It requires that each structure be placed no closer than 30 feet from the front lot line, no nearer than 20 feet from the side lot line and not less than 8 feet from any interior lot line. The aesthetic result of this requirement will be discussed more fully later in this study.

The language of section e was somewhat confusing. It requires that "no building be less than 65 feet wide at the minimum building setback line..... area less than 8000 square feet".⁶

Section f establishes a utilities easement on each property. The rear five feet of each parcel is designated for general utilities use such as sewer, water, gas, electrical, etc...

Section g is the only restriction that clearly confronts a social agenda. It states that residents must engage in "no noxious or offensive activity". No mention of race, creed, or political restriction is made. The developers only desired to maintain a peaceful suburban lifestyle for the residents of the suburb.

Section h, although dealing with structures, does have some socio-economic implications. It states that resident can not live in any out building or other form of temporary structure. This restriction guarantees that only those people with adequate funds to erect a house can become residents in Upland Terrace.

⁵ Ibid.

⁶ Ibid.

Section i and j deal with aesthetic issues. These are that no signs or billboards are allowed and that no dumping of trash will be tolerated.

Section k further defines the powers and obligations of the Architectural Control Committee that was introduced in section b. Section k also names the members of this committee. They are Arthur W Fairclough, Fred W Fairclough, Thomas Crus, Anthony M Crus and John Crus. This section stipulates that they enforce section b. The time frame of the committee's authority is established with all responsibilities ceasing after January 1, 1965.

Section l establishes the covenant's perpetuation. It states that these covenants and restrictions will stay with the land. A time table for possible change is proposed. For the first twenty five years these covenants automatically coincide with the property. Perpetuation of these covenants then depend upon evaluation periods every ten years. Changes to these covenants require a majority of residents petitioned.

Each of these twelve covenants and restrictions combine to produce a subdivision with specific characteristics. The blend of requirements ensured that the end result of their planning would be comparable to other suburban communities nearby. It is worthy of mention that residents were not discriminated against based upon race, religion or political conviction. These covenants and restrictions were successful in that Upland Terrace communicates aesthetic and social values that were desirable in the mid 1950's.

Planning Features

This portion of this study will concentrate on the physical appearance of the subdivision. The street organization and layout is one of the major features that contribute to the suburban quality of the development. All of the streets, Upland Drive, Ashland Lane, Ashland Drive and Sunnydale Drive do not conform to the standard geometric grid organization prevalent in Salt Lake City.(fig 1) Nor does it conform to the organic serpentine streetscapes popularized by the romantic suburbs of the early twentieth century. Upland Drive (3780 South) is basically straight with exception of a slight bend which occurs at the intersection with Sunnydale Drive (2800 East). Ashland Drive (2820 East) has a more picturesque quality.(fig 2) The road bends smoothly midway between the intersections with Upland and Sunnydale Drive. The portion of the road south of the bend and connected with Sunnydale Drive is called Ashland Lane. The stretch of road north of the bend connected with Upland Drive is Ashland Drive. The third street that has been mentioned is Sunnydale Drive. This street is curvilinear, it winds gradually between Upland Drive and 3900 South, receiving along the way Ashland Lane.

The general aesthetic and resulting feeling of the subdivision is a dynamic, non threatening landscape. The natural slope of the terrain and the surrounding mountains do not compete with the built environment. In contrast they provide comfort and security. The natural grade that falls westward from the upper bench location unveils an unobstructed view of the Salt Lake Valley below.(fig 3 & 4) The grand vistas just described are consistent with the picturesque philosophies of one century earlier. The required spacing between homes and their orientation on the lot create a wide,

open streetscape. This openness is also accentuated by the low horizontal massing of the majority of the homes in the subdivision.

Other important planning components can not be seen. The infrastructure of utilities always played a vital part in selling a development in the minds of future residents. By the time Upland Terrace was developed in 1954 and 1955, utilities such as sewer, water and electricity were standard fixtures provided in new subdivisions. Sidewalk, curb and gutter were also commonly supplied. Upland Terrace contained most of these amenities but lacked sidewalks and other details such as street lighting, parks, special entrances and markers, specialized landscaping elements and commons areas. The streetscape of Upland Terrace has a unified feeling despite the vast architectural variety of the built environment.

Architecture

At this juncture this study becomes complicated. Usually subdivisions are composed of two or three different housing forms repeated randomly upon the landscape. In Upland Terrace, any attempt to categorize each house into group A, B or C proved to be impossible. Such a survey produced six different categories, each containing houses with very vague relationships one to the other.(slides 1 - 6) The seventh category was composed of several houses so unique that they seemed to lack anything remotely similar to characteristics found in other homes in the subdivision.

A second evaluation of architectural similarities unveiled the fact that the majority of the houses shared similar floor plan size and type of spatial

organization.(fig 5) The facades and house forms express tremendous variety but the size and organization of each floor plan seem to be the most unifying of all architectural characteristics.

The architecture in the subdivision also reflects the fact that all of the houses were not built at the same time. Housing styles beginning with the 1950's rambler experience mixing with sixties technology and eventually mid sixties aesthetics to produce the architectural diversity that refuses to be attributed to only one period and style. Less than half of the homes were built in the original sale of land parcels. The Fairclough brothers built only five or six homes. The Crus brothers were credited for designing and building only fifteen more. The remainder came gradually between 1957 and 1965. It is also interesting to note that there still is a vacant lot on Ashland Drive, lot 69.(slide

Do you know which one was in the subdivision?

7) With the fever of remodeling that is sweeping the Salt Lake Valley today, even more architectural complexity could be added to the houses of Upland Terrace. Regardless of the exterior diversity, the general floor plan size does provide some insight into understanding the socio-economic situation of the subdivisions residents.

The house built on lot 52, 2819 Upland Drive, provides a good example of general characteristics prevalent in the subdivision.(slide 5, fig 5) The main floor remains in its original state having suffered only cosmetic alterations.

The plan is compact. Most rooms are small and closet space is organized to take advantage of every possible square floor. The private regions of the house are confined to one side of the plan. The public and utility spaces control the other. In this plan, each side of the house exhibits very different agendas. The private side is just that. These spaces are accessed through a narrow hallway. In contrast the public space is open and free from hallways. The living room space spills into the formal dining area; the kitchen is

accessed from either space through a doorless doorway. Windows play a major role on the home's spatial composition. All windows are large allowing a great deal of light in. These windows also extend the perceived living space out onto the site and beyond.

Other architectural features are repeated throughout the subdivision. The most noticeable is roof pitch. Low pitched gable or hipped roofs are universal in the subdivision. Wide eaves and cantilevered roof extensions are also seen on many of the houses. (slides 1 & 8) Brick appears to be the most common building material.

Garage? orig.? separate?

Social History

The subdivision attracted people from many different backgrounds. The price range allowed those with moderate incomes to purchase lots. The upper bench location was attractive to some affluent people as well. Norman L. Sonne and his wife Enid were the first to buy in the subdivision.⁷ They purchased lot 53 for \$2500.00 in 1955.⁸ Mr. Sonne was a supervisor for the Utah Oil Refinery. Prior to moving into Upland Terrace in 1956 they lived in an apartment on 4th Ave. in the Avenues.

Many others followed. Orville L. McNew, a District Landman for Sun Oil Company purchased the home at 3800 South 2820 East.⁹ Robert Mark Savage and his wife Beverly bought the home at 3822 South 2860 East. Mr. Savage was

overlts. in local papers?

⁷ "Warranty Deed", S-58, Salt Lake Record of Deeds, (June 7, 1955), 283.

⁸ "Interview", Mr. Fred W. Fairclough, (November 29, 1994).

⁹ R. L. Polk & Company., Salt Lake Suburban Directory, (Salt Lake City, R. L. Polk & Co., 1957).

a clerk for Wasatch Plumbing. Harold and Barbara Heninger were the first owners of 2819 Upland Drive. Mr. Heninger worked for an ice-cream manufacturer. Richard B Kennedy, a salesman at Sears, bought 3829 South 2850 East in 1956. Eldean Bennett purchased 3812 South 2860 East. Mr. Bennett worked as a radio announcer for K S L. Claude W. Grant, a professor at the University of Utah, purchased the home at 3830 South 2850 East.¹⁰ The list of names continues. From this list it is evident that the socio-economic diversity matches the architectural variety. It can truly be said that Upland Terrace is a mixed bag aesthetically as well as socially. However it is homogenous in that it's residents desired the solitude and lifestyle made possible through suburban dwelling.

Conclusion

Upland Terrace was developed with the vision of providing honest comfortable living for its inhabitants. The Fairclough brothers had this vision. With the help of the Crus brothers and others they were able to realize their dream. Today Upland Terrace lies far from the urban fringe in the heart of the east bench. Suburbs have sprawled to the very corners of the Salt Lake valley and yet this subdivision has retained its suburban qualities. Upland Terrace is a peaceful retreat from a nutritive urban neighbor, Salt Lake City.

¹⁰ Ibid.

Bibliography

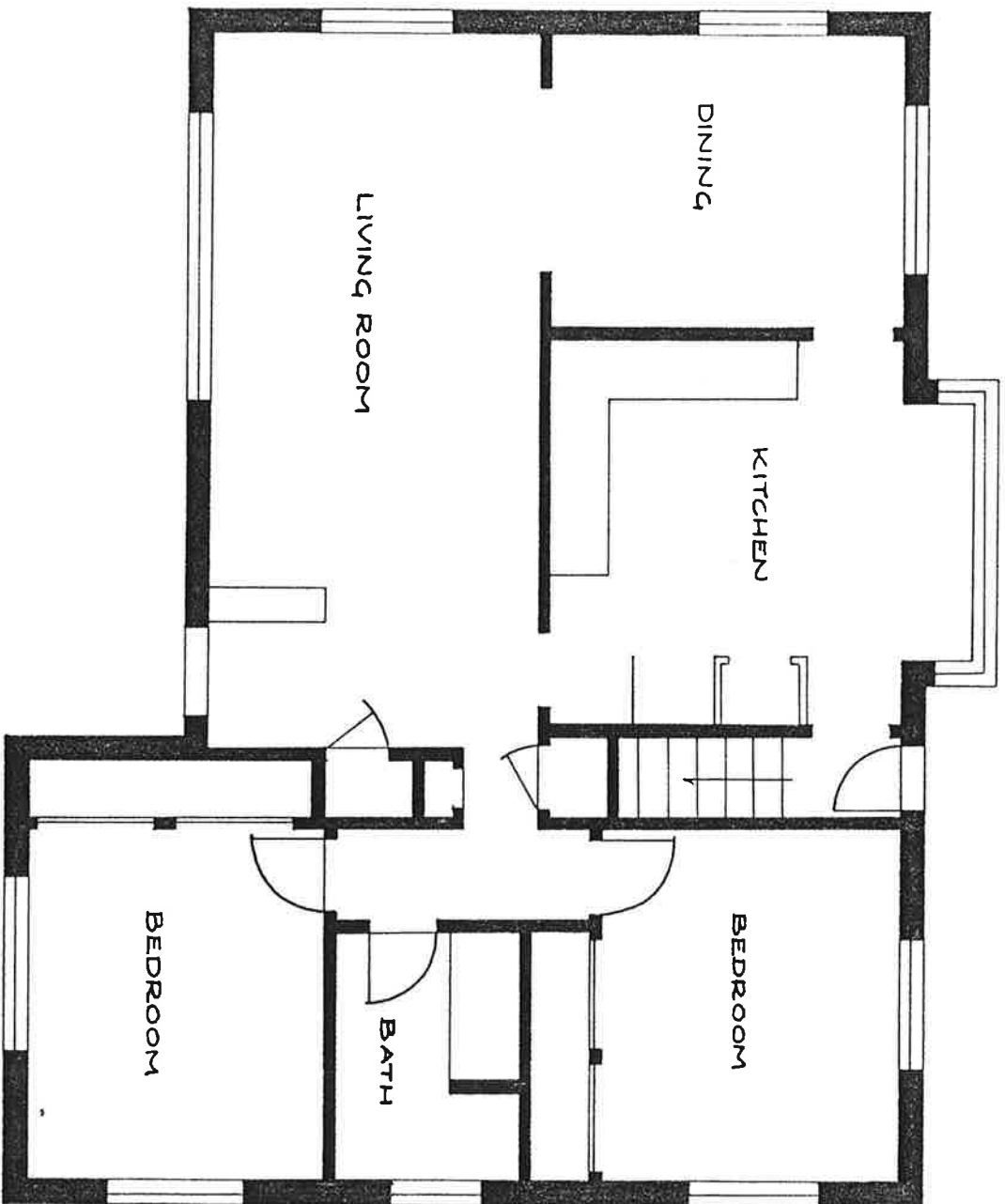
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FIG. 5



SCALE : $\frac{1}{4}" = 1'$

Reduced 65%

2819 UPLAND DRIVE

FLOOR PLAN